

PRIME TIME NJ SHORE PUB

NOW FOR SALE



Photo used to illustrate "Shore Pub" only and not actual representation.

HIGHLIGHTS:

- » TURN-KEY RESTAURANT AND BAR
- » HIGHLY VISIBLE HIGHWAY LOCATION
- » RECENTLY REMODELED
- » OPTION TO PURCHASE ADJACENT SINGLE-FAMILY HOME

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2023 Population	76,471	122,291	319,179
2023 Average HH Income	\$125,202	\$133,642	\$140,921

Exclusively Marketed by:

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201 Main Street
Allenhurst, NJ 07711

PROPERTY SUMMARY

GLA (SF)	3,611
Building Sqft	3,611
Latest Renovation	2021
Lot Sqft	14,348
Real Estate Taxes	\$14,985
R.E. Estimated Value	\$1,150,000
Zoning	C-Commercial
Highway Frontage (Feet)	135
Side Street Frontage (Feet)	185
Number of Stories	1
Parking Spaces	26
Parking Surface	Macadam
Bathrooms	2
Corner Location	Yes
Number of Ingresses	2
Number of Egresses	2

INVESTMENT SUMMARY

Offering Price	\$1,650,000
Real Estate Price PSF	\$318.47
Occupancy	100 %
NOI (CURRENT)	\$129,822
NOI (Pro Forma)	\$160,921
CAP RATE (CURRENT)	7.87 %
CAP RATE (Pro Forma)	9.75 %

INCOME	CURRENT		PRO FORMA	
Food Sales	\$1,040,000	65.0 %	\$1,137,500	65.0 %
Liquor Sales	\$560,000	35.0 %	\$612,500	35.0 %
Gross Annual Sales	\$1,600,000		\$1,750,000	
Less Expenses	\$1,470,178	91.88 %	\$1,589,079	90.80 %
Net Operating Income	\$129,822		\$160,921	

EXPENSES	CURRENT	PRO FORMA
Cost of Goods	\$624,800	\$683,375
Insurance	\$49,616	\$49,616
Merchant Charges	\$43,360	\$47,425
Payroll	\$460,480	\$503,650
Payroll Tax	\$69,072	\$75,548
Real Estate Taxes	\$14,985	\$14,985
Repairs & Maintenance	\$39,200	\$42,875
Utilities/Telephone	\$45,674	\$45,674
Supplies	\$3,840	\$4,200
Trash Removal	\$5,633	\$5,633
Advertising	\$16,000	\$17,500
Other Expenses	\$50,000	\$50,000
License & Permits	\$4,841	\$4,841
Professional Fees	\$6,240	\$6,825
Leased Equipment	\$4,096	\$4,096
Cleaning	\$20,520	\$20,520
Payroll Processing	\$6,541	\$6,541
Laundry & Linen	\$5,280	\$5,775
Total Operating Expense	\$1,470,178	\$1,589,079
Expense / SF	\$407.14	\$440.07
% of EGI	91.88 %	90.80 %

INVESTMENT SUMMARY

Savor the Success of a Prime Time Pub! This Monmouth County, NJ gem boasts a free-standing restaurant and bar exuding pub charm, serving up delectable dishes and top-notch drinks, with a proven track record; grossing \$1.6M. In addition, seize the opportunity to own the adjacent residential house for added real estate value and rental potential.

Nestled along the bustling shore corridor, New Jersey State Highway 35, this property offers a prime location with level topography and essential utilities such as electricity, gas, water, sewer, and telephone. The site has 26 macadam parking spaces and ample on-street parking. Landscaping, and site lighting round out this investment package.

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